

Park Circle Commons

RI

Leasing Brochure



Valley Center, CA

FUTURE NEIGHBORHOOD SHOPPING CENTER

AVAILABLE PADS/SHOPS

Park Circle Commons

Highlights

- Valley Center has high retail demand with minimal supply, forcing residents to shop outside the city - 65% of the community's retail needs are satisfied outside the local market. This is an exceptional opportunity to provide restaurants and services that will capitalize on this great supply/demand imbalance.
- Prime corner in the heart of Valley Center
- Excellent frontage and visibility on Valley Center Road - the area's main traffic thoroughfare
- Part of an exciting new walkable community that will include over 630 homes at buildout

Demographics (Trade Area 2025)

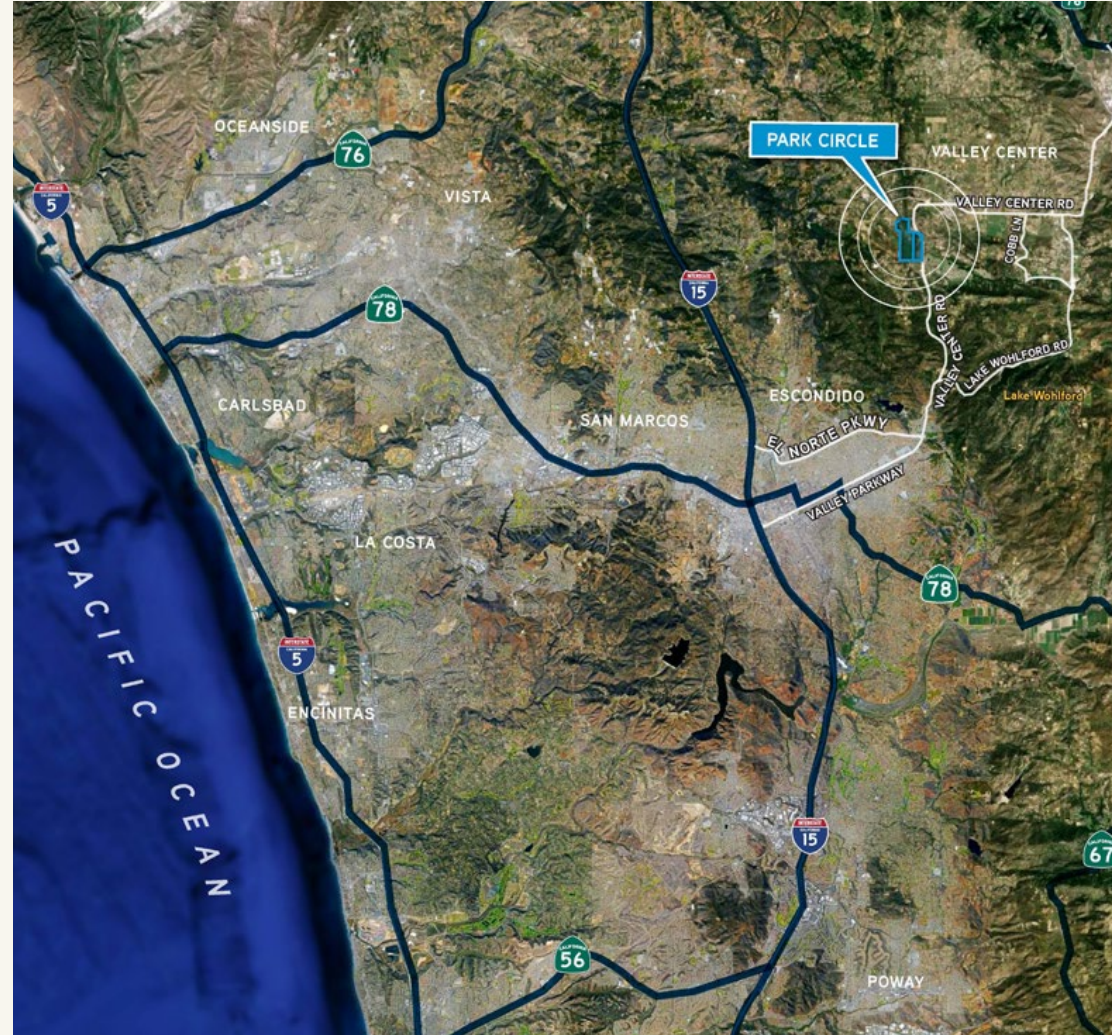
POPULATION | 26,358 within 10-min drive time
 AVG HH INCOME | \$133,278 within 10-min drive time

Traffic Counts

VALLEY CENTER ROAD | 43,780 ADT
 LILAC ROAD | 10,406 ADT

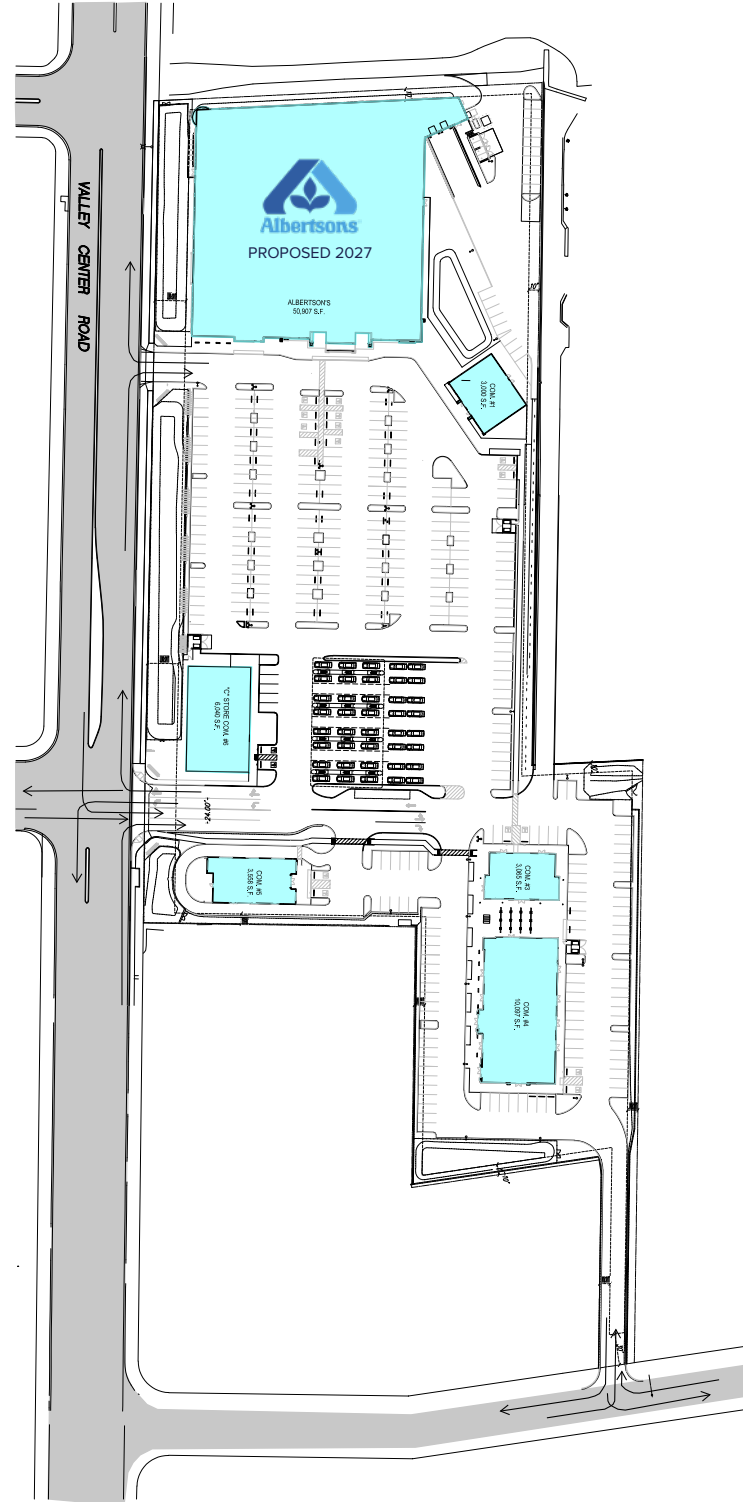


PARK CIRCLE COMMONS is envisioned as the shopping and dining hub of Park Circle, North County's newest master planned community. Park Circle Commons will conveniently service the residents of Park Circle and other residential communities who are within walking distance, while also drawing clientele from across the entire 94 square mile area of Valley Center and the surrounding areas. Park Circle Commons is located at the heart of Valley Center, on a signalized intersection at Valley Center Road and Mirar de Valle.



Mirar De Valle Road

Site Plan



All About Park Circle™

PARK CIRCLE is a master planned community that provides a full range of housing alternatives, social activities, shopping, and health conscious options for all residents of Valley Center. The anticipated community highlights and amenities included herein illustrate how a community can truly be a place where you can live, work and play.

Life in Park Circle means enjoying the sunny Southern California lifestyle with an abundance of amenities and activities to make healthy living easy. Plus, planned Park Circle Commons will offer shops and eateries all right here—making the community a true home.



Nearby Developments

A

Park Circle
632 Single Family Homes

B

Bear Peak KB Home
47 Single Family Homes

C

Butterfield Trails
Future 71 Single Family Homes

D

Valley View Ranch
100+ Single Family Homes Gated Community

E

Woods Valley Ranch
270 Single Family Homes & Golf Course

F

North Village
Future Mixed-Use Community

G

Liberty Bell Plaza
Proposed Albertsons



Aerial



Park Circle Commons

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